



Connells

Bremridge Close
Barford WARWICK

Bremridge Close Barford WARWICK CV35 8DG

for sale offers in the region of
£550,000



Property Description

This spacious four-bedroom detached property offers everything you need for comfortable modern living. There is a cosy lounge to the front of the property, offering plenty of space to unwind and relax. There is a home office, ideal for anyone working from home. There is also a downstairs cloakroom for added convenience. To the rear of this family home is a charming kitchen diner with French doors leading out into the private rear garden.

On the first floor there are four well presented, light and airy bedrooms and a modern family bathroom. The primary bedrooms benefits from its own ensuite! This home boasts excellent storage, off road parking and a garage. A lot of the rooms within this family home benefit from gorgeous scenery of surround greenery, and views of Sherbourne Church.

This property boasts a delightful East-facing, walled rear garden, perfect for capturing the sun. The carefully landscaped rear garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn with low-maintenance artificial grass, the garden also features a charming patio and dedicated seating area, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

Bremridge Close has easy access to local shops and amenities, it is also only a 15 minute walk to the local park. Barford is a desirable village, about three miles south of Warwick. The river Avon runs through the village, there is a local village shop, Saxon church, and lots of community spirit.

The village is perfect for commuters, conveniently situated for both Warwick and Stratford upon Avon. The M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London Marylebone and Birmingham Moor Street along the Chiltern Line. The property is also a short drive to Warwick hospital, perfect for health care professionals looking for a short commute.

Bremridge Close is a short 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Entrance Hall

Tiled flooring and understairs storage.

Cloakroom

WC, wash hand basin, tiled flooring and double glazed window to front.

Study

9' 6" x 8' 9" (2.90m x 2.67m)

Double glazed window to the side and carpeted flooring.

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)

Double glazed window to front with shutters and carpeted flooring.

Kitchen Diner

24' 8" x 10' (7.52m x 3.05m)

Fitted with a range of wall and base units with work surface over. Built in gas hob, extractor fan, dishwasher, oven, fridge freezer and washing machine. Tiled flooring, double glazed window to side with shutters and double glazed French doors to rear.

Landing

Double glazed windows to front, airing cupboard and carpeted flooring.

Bedroom One

13' 7" x 11' 10" (4.14m x 3.61m)

Double glazed window to front and carpeted flooring.

Ensuite

Double glazed window to side, WC, wash hand basin, tiled splashback, double shower and Amtico flooring.

Bedroom Two

13' 4" x 8' 10" (4.06m x 2.69m)

Double glazed window to side (with nice green views over looking to Sherbourne church) and carpeted flooring.

Bedroom Three

11' 11" x 9' 2" into recess wardrobe (3.63m x 2.79m into recess wardrobe)

Double glazed window to rear with private gardens views, loft hatch and carpeted flooring.

Bedroom Four

8' 7" x 6' 9" (2.62m x 2.06m)

Double glazed window to side with green views and Sherbourne church, built in wardrobe and carpeted flooring.

Family Bathroom

Double glazed window to rear, bath, WC, wash hand basin, tiled to splashback and Amtico flooring.

Rear Garden

Private and enclosed, East facing rear garden mainly laid to lawn with artificial grass, patio, seating area, shed, side access and access to garage.

Parking

Garage with parking in-front.

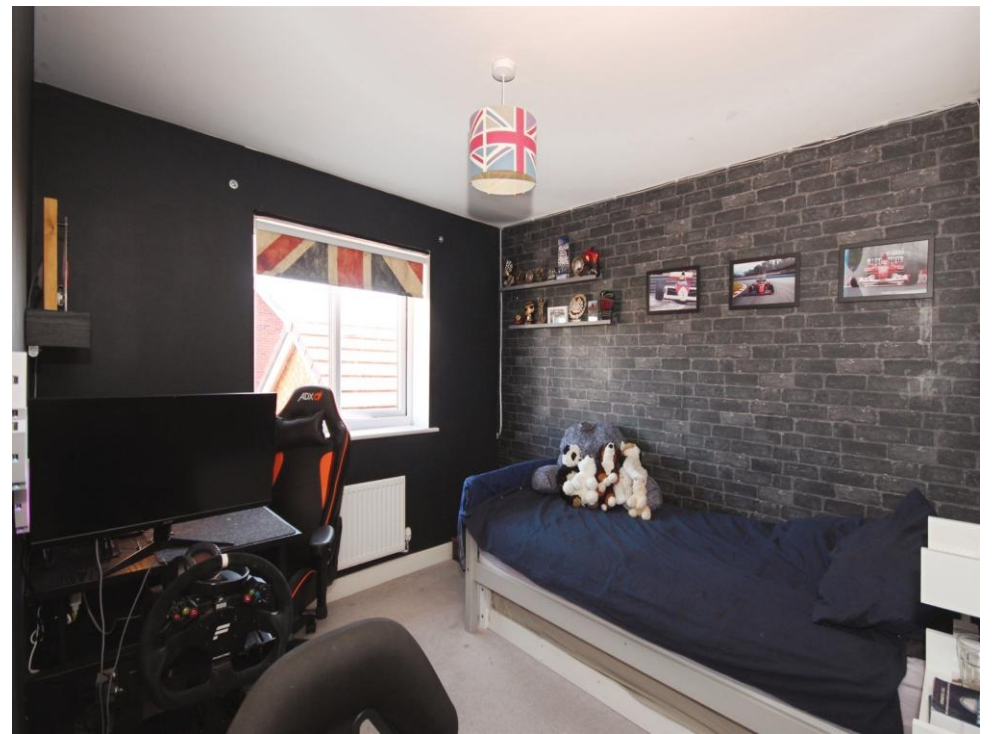
Garage

Up and over door.

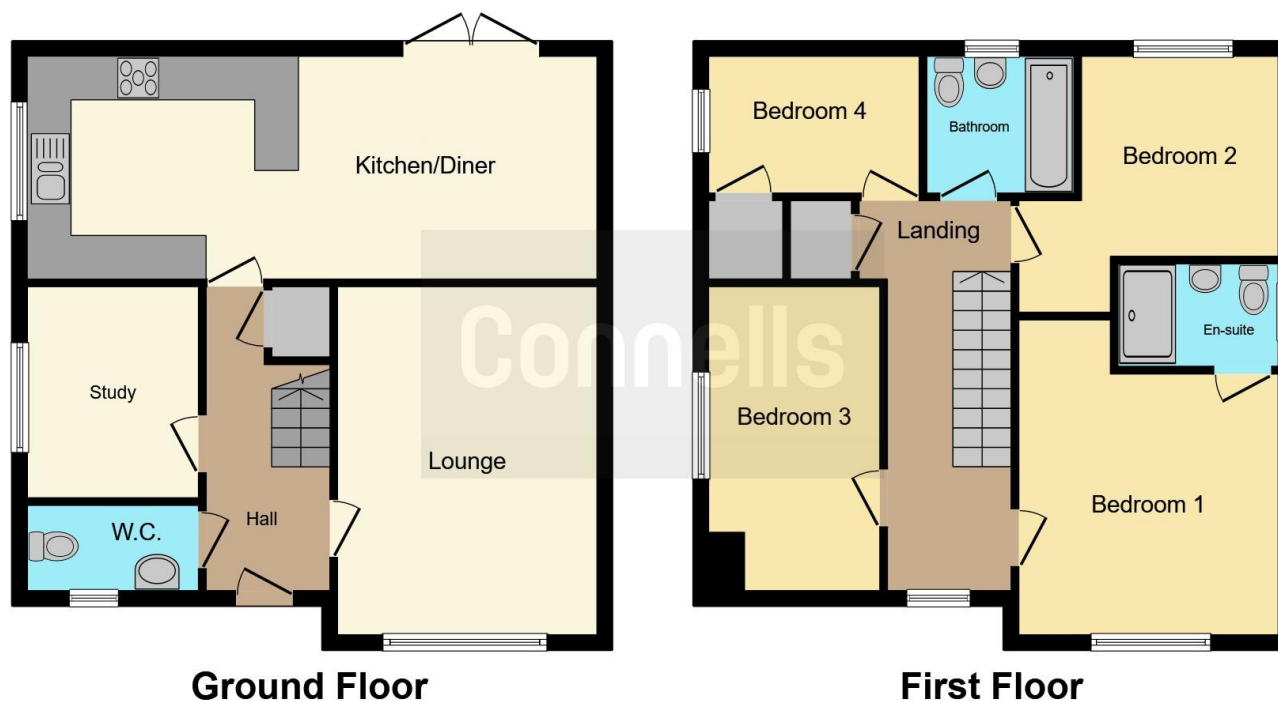
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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14 High Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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